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Parc Yr Ynn, Llangeitho, Tregaron, Ceredigion, SY25 6TT

Asking Price £299,950

A substantial 5 bedroom detached house in a rural location enjoying far reaching views with mature gardens and grounds. A property worthy of sympathetic refurbishment and renovation but with the benefit of oil fired central heating, located in the upper reaches of the picturesque Aeron valley approximately 1.5 miles distant of the village of Llangeitho which provides a good range of everyday amenities including primary school, shop public house and places of workshop and also convenient to the larger Teify valley and market town of Tregaron, the town of Lampeter to the south, Aberaeron and the West Wales heritage coastline to the west and the larger town of Aberystwyth to the north.

DESCRIPTION



A substantial traditional double fronted cottage providing improvable accommodation, currently offering up to 5 bedroomed accommodation, set in approximately a quarter of an acre of gardens and grounds. The property would benefit from sympathetic refurbishment and renovation, but currently affords more particularly the following -

SIDE ENTRANCE DOOR to

KITCHEN

13'1" x 12'4" (3.99m x 3.76m)



A characterful room with slate stone flooring and beamed ceiling, base units incorporating single drainer sink unit, lpg cooker point, oil fired Rayburn range

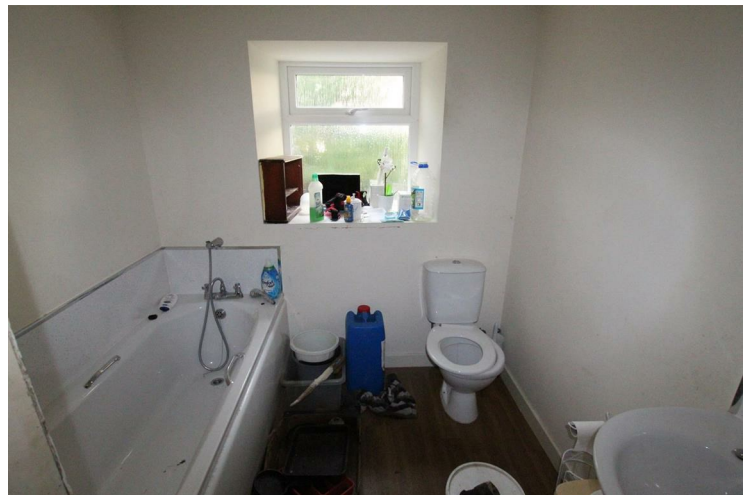
REAR LOBBY/HALLWAY

with secondary staircase to first floor, plumbing for automatic washing machine

STORAGE ROOM OFF

BATHROOM

8'1" x 6'6" (2.46m x 1.98m)



having bath, toilet, wash basin, radiator

FRONT LIVING ROOM

15'6" x 15'1" (4.72m x 4.60m)



having red and black quarry tiled floor, exposed stone chimney breast with wood burner inset, front and side windows, radiator

RECEPTION ROOM 2

15'4" x 13'10" (4.67m x 4.22m)

With modern tile fireplace, front entrance door, radiator, access to understairs storage cupboard

FIRST FLOOR - LANDING

BEDROOM 1

15' x 8'7" (4.57m x 2.62m)



radiator, front window

BEDROOM 2

8'4" x 5'7" (2.54m x 1.70m)

radiator

BEDROOM 3

12'2" x 8' (3.71m x 2.44m)

radiator, tongue and groove ceiling

THROUGH BEDROOM 4

15'8" x 6'10" (4.78m x 2.08m)

radiator

BEDROOM 5

15' x 12'2" (4.57m x 3.71m)



access to airing cupboard

REAR LANDING

with secondary staircase to rear hallway

EXTERNALLY



The property is approached via an initially shared hard based driveway leading to private gardens and grounds with ample off road parking, covered external timber store, the whole enjoying an attractive outlook over the upper reaches of the Aeron valley.

SERVICES

We understand the property benefits from connection to mains electricity, private water, private drainage, oil fired central heating with a recently installed external boiler.

DIRECTIONS

From Llangeitho, take the Tyncelyn road, past the front of the pub, continue for approximately a mile and a half and the entrance can be found on the right hand side as identified by the Evans Bros directional arrow, turn right, continuing right and the property will be found on the left thereafter.

THE VIEW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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